

**TOWN PLAN AND ZONING
COMMISSION**

Issued: December 12, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, DECEMBER 3, 2018
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioner: Liz Gillette; Alternates: Gordon Binkhorst, Andrea Gomes; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: Michele Maresca; John O'Donnell; Alternate: Ryan Langan

CALL TO ORDER/ROLL CALL: 7:05 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, November 7, 2018
Motion/Prestage; Second/Binkhorst; Vote 5-0 (Ahern, Prestage, Gillette, Binkhorst, Gomes)

COMMUNICATIONS:

2.
 - a) **2019 TPZ Meeting and Filing Dates – Annual Calendar**
Received as amended. Motion/Gillette; Second/Gomes; Vote 5-0
 - b) **27 Park Road and 14 Ringgold Street** Application (IWW #1090), request by Robin Pearson, on behalf of Lex-Laz West Hartford, LLC, to open and immediately continue the public hearing without testimony to the January 7, 2019 meeting.
Received.

NEW BUSINESS:

3. **1700 & 1800 Asylum Avenue** - Application (IWW #1095) of Newman Architects on behalf of Ideanomics (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, in close proximity to and within wetlands and an upland



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review area. The applicant proposes to conduct a subsurface exploration program to obtain soil and groundwater information for the geotechnical evaluation of the parcels. (Submitted for IWWA receipt on December 3, 2018. Presented for determination of significance.)

Approved to add item to the agenda. Motion/Binkhorst; Second/Prestage; (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 4-1 (Gillette voting no).

Determined to be non-significant and permit granted. Motion/Binkhorst; Second/Prestage; (Binkhorst seated for Maresca) (Gomes seated for O'Donnell) (Gillette abstained) Vote; 4-0.

OLD BUSINESS:

4. **179 South Main Street-** Application (IWW #1089) of Christy Palmer, R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 16-foot x 32-foot in-ground pool in an upland review area. (Submitted for IWWA receipt on October 1, 2018. Determined to be potentially significant and scheduled for public hearing on November 7, 2018. Per the applicant's request, the hearing was opened and immediately continued to December 3, 2018.)
Approved with conditions. Motion/Gillette; Second/Binkhorst; (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 5-0
5. **1943 Asylum Avenue-** Application (SUP #1330) of the Town of West Hartford R.O. (Robert Palmer, Applicant) requesting approval of a Special Use Permit at the Bugbee Elementary School to build an approximately 804 s.f. addition and ADA sidewalk ramp to the main school entrance on the north side of the building. (Submitted for TPZ receipt on November 7, 2018. Required public hearing scheduled for December 3, 2018.)
Approved with conditions. Motion/Prestage; Second/Gomes; (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 5-0
6. **2600 Albany Avenue-** Application (SUP # 1308-R1-18) of Moscarillo's of West Hartford (Applicant) on behalf of MRE Realty, Inc. (R.O.) requesting to amend SUP #1308, which was approved on June 5, 2017. The applicant proposes to retain a portion of the former greenhouse structure on the northerly side of the site to be used as a shade structure. (Submitted for TPZ on November 7, 2018. Required public hearing scheduled for December 3, 2018.)
Approved with conditions. Motion/Prestage; Second/Gillette; (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 5-0
7. **27 Park Road and 14 Ringgold Street -** Application (IWW #1090) of Lex-Laz West Hartford, LLC (Contract Purchaser) (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in close proximity to and within an upland review area. The applicant contemplates the redevelopment of the Sisters of Saint Joseph site to construct a new residential multifamily apartment building along with associated parking, site grading, drainage, and landscape improvements. (Submitted for IWWA receipt on November 7, 2018. Determined to be potentially significant and scheduled for public hearing

on December 3, 2018. *Note: Per communication item #2b, applicant has requested that the hearing be opened and immediately continued without testimony to January 7, 2019.) Per applicant's request, public hearing opened and immediately continued to January 7, 2019. Motion/Gomes; Second/Binkhorst (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 5-0.*

TOWN COUNCIL REFERRALS:

8. **Sign Sponsorship Ordinance** – Zoning ordinance amendment permitting sponsorship signage in municipal parks (Town Council receipt on October 23, 2018. TPZ receipt on November 7, 2018. Town Council public hearing on December 11, 2018.) *Recommend denial. Motion/Prestage; Second/Gillette (Binkhorst seated for Maresca) (Gomes seated for O'Donnell); Vote 5-0.*

TOWN PLANNER'S REPORT:

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ POCD Subcommittee Meeting, Monday, December 17, 2018 @ 6:00PM
- TPZ Regular Meeting, Monday, January 7, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 4, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, March 4, 2019 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”

U: shareddocs/TPZ/Minutes//2018/December 3 draft minutes